

**Narrative Information Sheet**

- 1) **Applicant Identification:** City of Orem, 56 N. State Street, Orem, UT 84057
- 2) **Funding Requested:**
 - a) **Assessment Grant Type:** Community-Wide
 - b) **Federal Funds Requested:** \$300,000
 - c) **Contamination:** Hazardous Substances and Petroleum (\$213,975 hazardous substances and \$86,025 petroleum)
- 3) **Location:** City of Orem, Utah
- 4) **Property Information for Site-Specific Proposals:** Not Applicable
- 5) **Contacts**
 - a) **Project Director:**
Name: J. Kirby Snideman, Long-Range Planner
Phone: 801-229-7055
E-Mail: ksnideman@orem.org
Address: 56 North State Street, Orem, Utah 84057
 - b) **Chief Executive/Highest Ranking Elected Official:**
Name: Richard Brunst, Mayor
Phone: (801) 319-4603
E-Mail: rfbunst@orem.org
Address: 56 North State Street, Orem, Utah 84057
- 6) **Population:** 94,420 (Source: 2017 ACS 5-Year Estimates)
- 7) **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water	
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	1,3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield sites within the target area.	

- 8) **Letter from the State or Tribal Environmental Authority:** Please find attached a letter from the Utah Department of Environmental Quality (UDEQ) acknowledging that the applicant plans to conduct assessment activities and is planning to apply for FY19 federal brownfields grant funds.



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

Brad T Johnson
Deputy Director

L. Scott Baird
Deputy Director

ERRC-007-19

January 25, 2019

J. Kirby Snideman
Long Range Planner
Orem City
56 North State Street
Orem, Utah 84057

**RE: Support Letter for EPA Brownfields Program Community-Wide Assessment Grant –
Orem City**

Dear Mr. Snideman:

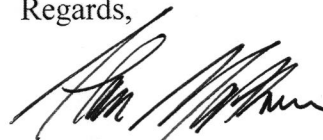
Thank you for involving the Department of Environmental Quality (DEQ) in Orem City's (Orem) economic development and planning discussions regarding Orem's application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. The assessment grant will allow Orem to evaluate eligible sites identified within the Geneva Road Area (GRA). The DEQ believes assessment is a significant step in revitalizing properties and is committed to seeing Brownfields-caliber sites assessed, remediated, and redeveloped wherever possible.

The DEQ supports Orem in its application for an EPA Brownfields Community-Wide Assessment Grant to address both petroleum and hazardous substance contamination. The benefits of assessing properties within the GRA include removing the potential stigma associated with impacted or potentially impacted properties, protecting public health, and reclaiming valuable property for economic development and future sustainable growth. The DEQ is committed to assisting Orem as it seeks to address Brownfields. Additionally, the DEQ encourages use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contaminated properties and returning Brownfields properties to productive use.

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We look forward to continuing our partnership with Orem to address Brownfields concerns. Should you have any questions, please contact Chris Howell of the Division of Environmental Response and Remediation at (801) 536-4100.

Regards,

A handwritten signature in black ink, appearing to read 'Alan Matheson', written over a horizontal line.

Alan Matheson
Executive Director

cc: Ralph L. Clegg, E.H.S., M.P.A., Director, Utah County Health Department

CITY OF OREM, UTAH
APPLICATION FOR 2019 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS ASSESSMENT GRANT

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Orem, Utah is a city of 94,420¹ residents located in Utah County in the Provo-Orem Metropolitan Statistical Area (MSA). Orem is bordered by Utah Lake on the west and the Wasatch Mountains on the east. Orem is also home to Utah Valley University, Utah's largest public university with an enrollment of more than 39,000 students.

The target area for this grant is an industrial corridor on the far west side of Orem called the Geneva Road Area (GRA). The GRA has been an important industrial, employment, and residential area for the City of Orem and Utah County since the 1940's. The area grew around the Geneva Steel plant, located in the adjacent city of Vineyard, which opened in 1941 as an integral part of the war effort. It served as a significant regional employer and economic engine until its closure in 2001, resulting in the loss of nearly 900 jobs. While the closure of the plant had a negative impact on the local economy, the remediation and redevelopment of the Geneva Steel property has brought significant new growth to the Vineyard side of Geneva Road. However, many properties on the Orem side of Geneva Road are underutilized and vacant, due in large part to the area's blight and concerns about contamination.

The GRA encompasses approximately 1400 acres bounded by 1600 North on the north, 800 East on the east, 800 South on the south, and the City of Vineyard at the west. It also has excellent access to Interstate 15 (I-15) and several state highways, and is served by Utah Transit Authority (UTA) bus service. The GRA is located in parts of Utah County census tracts 7.06, 8.01, 8.02, 11.06, 11.05 and 22.01. It is important to note that the target area is coterminous with the boundaries of a 2017 EPA Brownfield Area-Wide Planning (AWP) grant awarded to Orem.

ii. Description of Priority Brownfield Sites: As part of the scope of work for the 2017 EPA Brownfield AWP grant, Orem conducted a comprehensive brownfield inventory of the GRA. This inventory identified 56 potential brownfield sites within the target area boundaries. The plan's catalyst site is the PacifiCorp site comprising five (5) parcels on 1565 West. While all of these parcels are owned by PacifiCorp, only one is operational for power generation and the rest are currently vacant. Given its current ownership, one possibility for future use of this site is for renewable energy production from wind, solar, or geothermal energy.

Another site listed in the GRA brownfield inventory is the Blue Ribbon site, an inactive auto wrecking yard with a small shop located at 990 North 1600 West, adjacent to the PacifiCorp site. A Phase I conducted in 2018 by a potential purchaser of that site indicated the presence of petroleum drums, heavy oily staining and petroleum odor in the building. In addition, numerous vehicle parts, tires, vehicles, machinery, metal, wood, and household trash was observed throughout the property.

¹ Source: 2017 ACS 5-Year Estimates

Other brownfield sites identified in the GRA include waste transfer stations, junk and scrap yards, auto body repair shops, and underutilized surface parking lots, among others. Many of these sites are listed on the Utah Department of Environmental Quality (DEQ) interactive map, a tool for identifying environmental concerns, including petroleum spills and underground storage tanks.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans: One output of the AWP grant for the GRA was the creation of redevelopment scenarios for priority brownfield sites. These envision a mix of light industrial, commercial and retail uses combined with the extension of the area's multimodal transportation infrastructure. The AWP identifies actions the City and its partners can take to prepare the sites for proposed end uses; identifies the timeline and entities responsible for implementation; and discusses resources available for implementation. A key resource identified for implementation is EPA Brownfield Assessment Grant. Additionally, a thorough analysis of existing plans was conducted as part of the AWP grant. This analysis found that the redevelopment scenarios proposed for the corridor's brownfield sites are consistent with existing plans for the area, including the Orem General Plan, Orem Economic Development Strategy, Orem Transportation Master Plan, and individual neighborhood plans.

ii. Outcomes and Benefits of Redevelopment Strategy: Redevelopment of strategic brownfield sites in the GRA will stimulate investment throughout the corridor and lead to increased employment opportunities, tax revenues and visual appeal. With public assistance to begin the work of addressing brownfield sites, the GRA has tremendous redevelopment potential: the city has no new land on which to grow, and there is strong demand in the region for industrial sites. As the only industrially zoned area in Orem, the GRA is best poised to capture this demand, once the extent of environmental liabilities on the existing brownfield sites can be quantified. Further, developers interviewed as part of a 2018 Market Study for the GRA indicated that this area also has additional features that make it desirable for industrial development: access to and visibility from I-15, availability of infrastructure needed for development, and proximity to a large student population. However, this redevelopment will not be possible without access to public funding for brownfield assessment.

In addition to providing a strategy for commercial, industrial and mixed-use redevelopment, a key recommendation of the Geneva Road Brownfield AWP is to enhance pedestrian and bicycle access to the Geneva Road corridor. A significant number of area residents called for a bike path or multi-use trail to improve access to the project area. This is supported by one of the GRA's neighborhood plans, which calls for increasing the network and improving the quality of bike and walking paths in the area. Therefore, the City wants to install an on-road bike lane and develop an off-road multi-use trail adjacent to Geneva Road utilizing a decommissioned Union Pacific railroad spur, a parcel that is being considered for assessment.

Another recommendation of the Geneva Road Brownfield AWP is to identify a location where open space can be incorporated into a brownfield redevelopment that is safe for adults, children and animals. An overwhelming number of community residents called for the City to provide open space or parkland somewhere in the GRA, and to include green space requirements in new developments.

Finally, as noted above, the PacifiCorp site in northern portion of the GRA has the potential for future development of the vacant parcels with renewable energy production from wind, solar, or geothermal energy. In fact, respondents to the City's survey for brownfield redevelopment in

the GRA indicated a desire for the use of green technology in new developments, specifically the use of solar and wind power.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: Orem has leveraged over a million dollars in funding to support redevelopment of brownfield sites in the GRA. Examples of leveraged funds secured include the following:

Funder	Year	Purpose	Amount
U.S. DOT	2016	Safety improvements and bike lanes on Geneva Road	\$379,825.00
Utah DOT	2016	Safety improvements and bike lanes on Geneva Road	\$404,175.00
U.S. EPA	2017	Brownfield Area-Wide Plan	\$200,000.00
City of Orem	2018	Zoning analysis for the Geneva Road Area	\$27,140.00
Total			\$1,011,140.00

The City anticipates that utilizing an EPA Brownfield Assessment Grant to support environmental assessment in the GRA will catalyze private investment to cover the costs of remediating and redeveloping high-profile brownfield sites. Another way to leverage value comes from partnering with the UDEQ on their Voluntary Cleanup Program (VCP) and Enforceable Written Assurance (EWA) programs. When combined with the funds available from the U.S. EPA for Phase I and Phase II site assessments, these program can attract potential property purchasers that would otherwise be scared away from redevelopment of brownfield sites in the GRA. The City also intends to seek out and aggressively pursue other funding sources as they arise to support revitalization of the project area. The City will utilize the in-kind services of its planning department staff to conduct project management. As noted on the Budget Table, the majority of the costs included in this proposal will be committed to oversight for a brownfield assessment program.

ii. Use of Existing Infrastructure: A primary goal of the Geneva Road Brownfield Area-Wide Plan is to “Facilitate Reuse of Existing Infrastructure” (Goal 2). The City conducted an analysis in 2018 to identify existing infrastructure in the GRA, and overlaid this information with the brownfield inventory. This analysis highlighted the integration of the robust transportation, utility, and telecommunications infrastructure with the target area’s brownfield sites. Further, developers interviewed during the 2018 Market Study for the identified having “the infrastructure needed for development in place” as a major asset for the GRA. An EPA Brownfield Assessment Grant will facilitate the redevelopment of brownfield sites in the target area because developers are seeking industrial and commercial properties that are connected to existing infrastructure.

Future infrastructure needs relate primarily to the expansion of existing transportation networks (bus, commuter rail, sidewalks, bike trails and road widening) to accommodate the City’s increasing population. Specific infrastructure projects needed are the re-alignment and widening of Geneva Road and improvement of the connectivity and functionality of the GRA’s internal street network. Both the Utah Department of Transportation (UDOT) and UTA have participated in the City’s brownfield steering committee during the AWP process, and will continue to be involved in the implementation of critical infrastructure projects.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: While Orem has successfully leveraged other public funding sources to support infrastructure investments in the GRA, the importance of the EPA money cannot be overstated: there are no other funds available at the state or local level to support brownfield assessment or cleanup specifically. However, despite these constraints, Orem will partner with UDEQ to direct current and prospective property owners to their Voluntary Cleanup Program (VCP) and Enforceable Written Assurance (EWA) programs. Orem will also be proactive in pursuing opportunities from available funding sources to complement the grant-funded assessment activities during the grant period.

Further, a market study conducted for the Geneva Road Area in 2018 confirmed suspicions that the private sector is unwilling to invest in redevelopment of brownfield sites in the GRA without a clear understanding of the costs of environmental remediation prior to making an investment. Key informant interviews conducted with local developers and commercial real estate brokers stated that while there is strong demand for industrial development, they did not pursue development opportunities in the Geneva Road corridor because of the time and costs involved with conducting the necessary assessment. They further stated that “there is a lack of resources to develop in Geneva Road,” and “it seems like it would be too difficult to develop there.” Therefore, without EPA funds to serve as a catalyst, contaminated sites in the Geneva Road corridor are likely to continue to languish as a blighting influence on the entire area.

Orem's economy has also experienced two major contractions in the past two decades. Geneva Steel, located on Geneva Road, closed permanently in 2001, and laid off 900 workers. This contributed to a 13.1 percent decline in the manufacturing sector in the Provo-Orem Metropolitan Statistical Area (MSA) in 2002. The second economic contraction was from 2008 through 2010 and was the result of the national recession. During this period, nonfarm payrolls in the MSA decreased by 2.3 percent annually. The mining, logging, and construction and the manufacturing sectors lost the most jobs in the period (HUD, 2015 Comprehensive Housing Market Analysis for Provo-Orem).

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: According to data from the American Community Survey, the neighborhoods of the GRA target area have high levels of children and older adults compared to the rest of the United States - populations which are sensitive receptors to environmental contaminants. It is also important to highlight that Utah County has the second highest birth rate and the seventh lowest median age in the entire nation (24.5, compared to an average of 37.5 nationally), according to U.S. Census Bureau population estimates. The health and welfare impacts to these groups as a result of brownfield sites located in the GRA include exposure to poor air quality, high traffic volume, blight, illegal dumping, and lack of open space and recreational opportunities.

Table: Vulnerable Populations in the Geneva Road Area (Source: 2017 ACS Data)

	United States	Utah	Utah County	Census Tract 7.06	Census Tract 8.01	Census Tract 8.02	Census Tract 11.06
Under 5 years	6.2%	8.5%	10.0%	6.6%	11.9%	11.6%	7.3%
Under 18 years	22.9%	30.4%	34.5%	25.8%	33.6%	32.7%	29.1%
65 years and over	14.9%	10.3%	7.2%	7.9%	6.8%	9.1%	12.4%
Geneva Road Area Census Tracts							

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to EPA's Environmental Justice Screen, residents of the project area exhibit disproportionate health impacts on several environmental justice indicators: three of the census blockgroups comprising the project's residential areas rank in the 80-90% percentile nationwide for traffic proximity and RMP proximity, and in the 90-95% percentile nationwide for ozone. One blockgroup, 490490011062, which consists of all of the GRA's commercial and industrial area, also ranks in the 95-100% percentile nationwide for wastewater discharge. Similarly, according to the Utah Division of Air Quality, the project area suffers from severe short-term air pollution, and is located in a nonattainment area for failing to meet the national ambient air quality standards for PM 2.5 and PM-10. Finally, according to data from the Utah Environmental Public Health Tracking resource, residents of zip codes 85047 and 85049 (which contain all of the project area) suffer from an elevated cancer death rate when compared to the rest of Utah.² Assessing funding will help reduce these environmental justice challenges by removing uncertainties about exposure pathways to hazardous substances and promoting cleanup that can improve public health and spur economic development.

(3) Economically Impoverished/Disproportionately Impacted Populations: The GRA is impacted by negative effects from its adjacency to a major interstate highway and active industrial corridor, compounded by uses past and present and the decline of industrial employment associated with the closure of the Geneva Steel plant. These are among the poorest neighborhoods in Orem, with key economic indicators (unemployment levels, median home values, and percent of households receiving food stamps) showing economic challenges compared to the rest of Orem, Utah County, and the State of Utah.

According to the U.S. Department of Agriculture, these neighborhoods are currently in low income and low access areas, with the nearest grocery store more than one-half (1/2) mile away. The Alpine School District, the primary school district in northern Utah County, has two Title I schools within one-mile of the Geneva Road plan area. Title I schools are those which utilize federal funding to improve academic achievement to disadvantaged students who may be affected by concentrations of poverty or environmental challenges.

According to the US Census, the state of Utah is estimated to be more 90% white, with less than 10% of residents living below than poverty line and more than 91% of residents having a high school diploma. However, one block group of the GRA is estimated to be 55% minority and 46% low-income, with a quarter of residents having less than a high school education. These numbers are similarly elevated for other block groups within the GRA, and the entire GRA has a very large population of Hispanic and Latino residents, when compared to the state and country as a whole, as shown in the table below.

Table: Hispanic/Latino Population in the Geneva Road Area (Source: 2017 ACS Data)

	United States	Utah	Utah County	Census Tract 7.06	Census Tract 8.01	Census Tract 8.02	Census Tract 11.06
Hispanic or Latino (of any race)	17.6%	13.7%	11.4%	10.6%	33.2%	35.9%	18.1%

² According to the UT-EPHT, the community is performing worse than the state, and the difference is statistically significant.

This can be partially explained because the GRA historically functioned as a company town for Geneva Steel: commercial and other industrial uses clustered around the plant and residential neighborhoods grew up around the plant's jobs. While Geneva Steel closed permanently in 2001, many commercial and industrial uses on Geneva Road have converted into low-value uses or uses with negative impacts on the environment. These include waste transfer, junk and scrap yards, auto body repair, wrecking and parts salvage, surface parking lots for commercial vehicles, natural gas storage, gas stations, and a nitrogen plant.

b. Community Engagement

i. Community Involvement: Orem engaged a diverse group of stakeholders in planning for the redevelopment of brownfield sites in the GRA in 2018. This includes robust digital engagement, three Steering Committee meetings, two public open houses, and a special property owners' workshop where representatives from the City, consultant team, and UDEQ helped property owners to understand their responsibilities, and the business case for being a partner in the redevelopment process. In addition, City staff attended multiple community events to provide information on the project and direct community stakeholders to the project website and online survey. These included Summerfest in June 2018 and Harvest Fest in October 2018. Finally, over 400 community stakeholders responded to a survey on existing conditions and proposed redevelopment concepts in the GRA.

A brownfields steering committee comprised of government officials, institutional stakeholders, economic development professionals, and others was established as a result of the first EPA grant received by the City of Orem. The Steering Committee met quarterly throughout 2018, and will continue to provide input and guidance on brownfield redevelopment activities in the GRA. A list of community-based organizations who sit on the Steering Committee and will be involved in the project is shown in the table below.

Partner Name	Point of contact	Specific role in the project
Utah Valley University (UVU)	Cameron Martin Vice President of Community Relations Cameron.martin@uvu.edu (801) 863-8514	Assist with public outreach and notification, host meetings, and collaborate on redevelopment planning
Economic Development Corporation of Utah (EDC Utah)	Katherine Morrell Community Strategist jedwards@edcutah.com (801) 328-8824	Conduct outreach with business and property owners and collaborate on redevelopment planning
Mountainland Association of Governments (MAG)	Michelle Carroll Community & Economic Development Manager mcarroll@mountainland.org (801) 229-3833	Integrate redevelopment planning with regional planning, infrastructure, and economic development efforts
Utah County Board of Health (UCBH)	Ralph Clegg Executive Director ralph@utahcounty.gov (801) 851-7016	Assist the City of Orem with public outreach and education on public health impacts of brownfields.

ii. Incorporating Community Input: The City will continue its successful community engagement methods, including convening quarterly meetings of the existing brownfields steering committee and regularly updating the project website (<https://imagineorem.org/geneva/>) so community stakeholders can gather information and provide comments as it relates to brownfields revitalization priorities in the GRA. The project website also allows for surveying, polling and other public input capabilities, which the City plans to utilize during the project period to solicit input on site selection for assessment and site reuse.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities: The City of Orem seeks a \$300,000 EPA Community-Wide Brownfields Assessment Grant to investigate hazardous substances and petroleum contamination in the GRA. The project tasks will include the following:

Task 1 – Cooperative Agreement Oversight: Activities to be completed under this task include EPA reporting, management of site assessments and planning activities and travel and training. These will be conducted by the City’s project director, with the assistance of an experienced federal grants brownfields consultant. Orem will comply with all required cooperative agreement requirements. Orem will also develop and publish a Request for Proposals (RFP) to procure a Qualified Environmental Professional with experience in the implementation of EPA Brownfield Grants to assist with grant management, project oversight, community engagement and environmental site assessments. The Qualified Environmental Professional will be procured on a competitive basis in accordance with applicable local, state, and federal regulations, and in close coordination with EPA Region 8 staff.

Task 2 - Community Engagement: Activities to be completed under this task include assisting residents, business owners, and other community stakeholders in remaining meaningfully involved in Orem’s brownfield projects. Costs associated with this task may include provision of meeting notices and materials, development of educational materials, development of a Community Relations Plan, development of brownfield site ranking criteria to determine a potential prioritization and community engagement around prioritizing sites for assessment. These will be conducted by the City’s project director, with the assistance of the Qualified Environmental Professional described in ***Task 1*** above.

Task 3 – Phase I Assessment Activities: Activities to be conducted include conducting Phase I on eight (8) priority sites. The site assessments will comply with the most current local, state, and federal standards. Estimated costs are based on prior experience with actual site costs. The City will develop and publish an RFP to procure a Qualified Environmental Professional to conduct the Phase I assessments, as described in ***Task 1*** above.

Task 4 – Phase II Assessment Activities: Phase II assessments will be conducted based on results of the Phase I assessments and stakeholder input. It is anticipated that four (4) Phase II studies will be conducted under this grant. This will include preparation of site-specific Quality Assurance Project Plans and Phase II Workplans to be submitted to EPA for review prior to the beginning of any field activities. The assessments will comply with the most current local, state, and federal standards. The City will develop and publish an RFP to procure a Qualified Environmental Professional to conduct the Phase II assessments, as described in ***Task 1*** above.

Task 5 – Remedial Investigation: Remedial Investigations (RI) will be conducted based on results of the Phase II assessments and stakeholder input. It is anticipated that three (3) RI studies will be conducted under this grant – two hazardous substances, and one petroleum. Activities will primarily consist of preparation of RI Workplans, which will be submitted to EPA for review prior to the beginning of any field activities. The investigations will comply with the most current local, state, and federal standards. The City will develop and publish an RFP to procure a Qualified Environmental Professional to conduct the RIs, as described in **Task 1** above. Professional services will be procured in accordance with all applicable procurement standards.

Schedule of Tasks

Task	Title	Start Date	End Date
1	Cooperative Agreement Oversight	10/1/2019	9/30/2022
2	Community Engagement	1/15/2020	9/30/2022
3	Phase I Assessments	4/1/2020	3/30/2022
4	Phase II Assessments	6/1/2020	5/30/2022
5	Remedial Investigation	1/3/2022	9/30/2022

b. Cost Estimates and Outputs

Categories	Project Tasks					
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I	Task 4 Phase II	Task 5 Remedial Investigation	Total
HAZARDOUS SUBSTANCES						
Personnel	\$ -					\$ -
Fringe	\$ -					\$ -
Travel	\$ 1,500.00					\$ 1,500.00
Equipment						\$ -
Supplies		\$ 1,500.00				\$ 1,500.00
Contractual	\$ 28,125.00	\$ 7,050.00	\$ 37,800.00	\$ 90,000.00	\$ 48,000.00	\$ 210,975.00
Other						\$ -
Subtotal Haz Sub	\$ 29,625.00	\$ 8,550.00	\$ 37,800.00	\$ 90,000.00	\$ 48,000.00	\$ 213,975.00
PETROLEUM						
Personnel	\$ -					\$ -
Fringe	\$ -					\$ -
Travel	\$ 1,500.00					\$ 1,500.00
Equipment						\$ -
Supplies		\$ 1,500.00				\$ 1,500.00
Contractual	\$ 9,375.00	\$ 7,050.00	\$ 12,600.00	\$ 30,000.00	\$ 24,000.00	\$ 83,025.00
Other						\$ -
Subtotal Petroleum	\$ 10,875.00	\$ 8,550.00	\$ 12,600.00	\$ 30,000.00	\$ 24,000.00	\$ 86,025.00
TOTAL GRANT	\$ 40,500.00	\$ 17,100.00	\$ 50,400.00	\$ 120,000.00	\$ 72,000.00	\$ 300,000.00

Task 1 – Cooperative Agreement Oversight:

- Outputs: RFP issued for Qualified Environmental Professional, quarterly reports, MBE-WBE reports, ACRES reporting, Federal Financial Reports, grant closeout documentation, and training seminars/conferences attended, such as the National Brownfields Conference.
- Cost estimate:
 - Contractual: Professional services for grant management: 3 years @ \$12,500/year = \$37,500
 - Travel: Travel Expenses, 3 years est. @ \$1,000/year = \$3,000

Note: An estimated \$10,000 per year for 3 years will be contributed as in-kind leveraged services by the City's project coordinator for project management and community outreach.

Task 2 - Community Engagement:

- Outputs: Community meetings held; maps, handouts and other meeting materials produced; Community Relations Plan; prioritized list of brownfield sites.
- Cost estimate:
 - Contractual:
 - Professional services for community outreach 3 years @ \$3,200/year = \$9,600
 - Development of Community Relations Plan est. @\$1,500
 - Development of brownfield prioritization criteria est. @\$3,000
 - Supplies: 3 years of supplies such as maps, handouts, brochures, and large-scale demonstration boards est. 3 years @ \$1,000/year = \$3,000

Task 3 – Phase I Assessment Activities:

- Outputs: Phase I reports
- Cost estimate: Eight sites est. @ \$6,300/site = \$50,400 (6 haz sub/2 petroleum)

Task 4 – Phase II Assessment Activities:

- Outputs: Phase II reports
- Cost estimate: Four sites est. @ \$30,000/site = \$120,000 (3 haz sub/1 petroleum)

Task 5 – Remedial Investigation:

- Outputs: RI reports
- Cost estimate: Three sites est. @ \$24,000/site = \$72,000 (2 haz sub/1 petroleum)

c. Measuring Environmental Results

The City of Orem will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA outcomes, including the number of jobs created; funding leveraged through the economic reuse of sites; the number of acres made ready for reuse; reduction in exposure pathways for contaminants; acres of greenspace created; and mitigation of environmental justice issues. Orem will track, measure and evaluate progress towards achieving the project outputs listed in section 3.b above primarily by utilizing EPA's ACRES system. In addition, Orem will also monitor project progress through documentation provided by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports and annual reports, and regular correspondence. Orem has a close relationship with EPA and UDEQ, and will continue to coordinate with them on

project process. Orem is also committed to working with UDEQ to ensure that environmental work proceeds in accordance with all applicable standards. Orem believes all of these activities, once achieved through this grant and other grants in the future, will lead to cleaner air, land and water as properties are assessed, cleaned up and redeveloped in a manner that promotes a healthy, sustainable environment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure:

The City of Orem has the staff resources to successfully leverage the grant funding to coordinate with outside resources, departments, and agencies to obtain additional expertise to successfully complete the tasks and activities described above. J. Kirby Snideman is the Project Manager. Mr. Snideman has successfully led implementation of the \$200,000 EPA Brownfield Area-Wide Plan for the GRA, and he leads the City's long range planning efforts, including public outreach, interagency coordination, and project management. The City of Orem has a finance department that manages the accounting, a purchasing department that ensures the procurements are done properly, and a legal department that reviews all relevant contracts and other legal documents.

ii. Acquiring Additional Resources: The City will contract professional services from a qualified firm to assist in completing the scope of work based on the tasks outlined above. The City will develop and publish an RFP to procure an experienced contractor, following an appropriate and established procurement process to select the most qualified respondent. All contractors will be procured on a competitive basis in accordance with applicable local, state, and federal rules.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (ii. is section applicable to Applicant)

(1) Purpose and Accomplishments: The City of Orem has received a \$200,000 EPA Brownfield Area-Wide Planning Grant in 2017. That cooperative agreement (TR96845301) has a grant period of performance from April 2017 through March 2019, and 100% of grant funds have been encumbered. Orem successfully managed this cooperative agreement, and performed cooperative agreement tasks as directed and in close coordination with EPA Region 8. Project outputs completed included an increase in community involvement and partnerships, development of existing conditions reports, development of site development options, and production of a Brownfield Area-Wide Plan document. These metrics were reported in ACRES.

(2) Compliance with Grant Requirements:

The City of Orem has fully complied with all grant requirements as outlined in its cooperative agreement for the 2017 EPA Brownfields Area-Wide Plan. It submitted all quarterly reports, Federal Financial Reports, annual MBE/WBE reports, and other grant deliverables in a timely manner, and is current with ACRES reporting. Orem is aware of the programmatic requirements involved in successfully managing an EPA grant. We have paid strict attention to the workplan and complied with the schedule, terms and conditions, and reporting requirements. As of January 2019, the 2017 USEPA Brownfield AWP grant is still open; however, the majority of grant-funded activities have been completed, and the grant period of performance ends in March 2019.

CITY OF OREM, UTAH
APPLICATION FOR 2019 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS ASSESSMENT GRANT

Threshold Criteria Responses

1. **Applicant Eligibility:** The applicant is the City of Orem, Utah. The City of Orem is a Unit of Local Government as defined under 2 CFR § 200.64, and therefore affirms that it is an eligible entity for an assessment grant.
2. **Community Involvement:** Orem has engaged a diverse group of stakeholders in planning for the redevelopment of brownfield sites in the Geneva Road Area in 2018, including federal, state, and local agencies, local elected officials, property owners, business owners and tenants, residents, developers, educational and institutional partners and non-profit organization. A brownfields steering committee comprised of government officials, institutional stakeholders, economic development professionals, and others has been established as a result of the first EPA grant received by the City of Orem. The City will convene quarterly meetings of the brownfields steering committee and regularly update a dedicated project website (<https://imagineorem.org/geneva/>) so community stakeholders can gather information and provide comments as it relates to brownfields revitalization priorities in the GRA. The project website also allows for surveying, polling and other public input capabilities, which the City plans to utilize during the project period to solicit input.
3. **Expenditure of Assessment Grant Funds:** The City of Orem affirms that it does not have an active EPA Brownfields Assessment Grant.

CITY OF OREM, UTAH
APPLICATION FOR 2019 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS ASSESSMENT GRANT

14. AREAS AFFECTED BY PROJECT:

- City of Orem
- Utah County
- State of Utah

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Orem

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0729887100000

d. Address:

* Street1:

56 N State Street

Street2:

* City:

Orem

County/Parish:

Utah

* State:

UT: Utah

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

84057-5508

e. Organizational Unit:

Department Name:

Development Services Dept.

Division Name:

Planning Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

J.

Middle Name:

Kirby

* Last Name:

Snideman

Suffix:

Title:

Long-Range Planner

Organizational Affiliation:

* Telephone Number:

801-229-7055

Fax Number:

* Email:

ksnideman@orem.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Orem Attachment Question 14.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Orem, Utah - Community-Wide Brownfield Assessment for the Geneva Road Area

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: